

APPROVED MINUTES
CITY OF MILPITAS

Minutes: Regular Meeting of Milpitas City Redevelopment Agency
(Including Joint Meeting with the City Council)
Date of Meeting: April 5, 2005
Time of Meeting: 9:23 p.m.
Place of Meeting: City Hall Council Chambers, City Hall

**RA1.
CALL TO ORDER**

Mayor Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council at 9:23 p.m.

**RA2.
ROLL CALL**

Present were Mayor Esteves, Vice Mayor Gomez, and Agency/Councilmembers Livengood, Giordano and Polanski

**RA3.
MINUTES**

MOTION to approve the Redevelopment Agency minutes of March 1, 2005 and March 15, 2005, including joint meetings with the City Council, as submitted.

M/S Polanski/Giordano

Ayes: 5

**RA4.
AGENDA**

MOTION to approve the Agenda as submitted

M/S Gomez/Giordano

Ayes: 5

**RA5.
ALLOCATION OF FUNDS**

Felix Reliford, Housing and Neighborhood Preservation Manager, presented the staff report. He stated the Housing Trust Fund and Silicon Valley Leadership Group announced the proposal for Phase III to provide additional affordable housing within Santa Clara County. He reported the City previously contributed \$500,000 for the Housing Trust Fund and staff is currently negotiating to contribute funds to this project. He stated the Housing Trust Fund is requesting contributions from the private and public sector for \$150,000. He introduced Carl Guardino, President of the Silicon Valley Leadership Group, who gave a brief presentation on the Housing Trust and asked for consideration of the staff recommendation. He provided a handout to of the March 1 update to the Council.

Ray Hines, of Solectron, reported that Solectron is the first private sector contributor to the Housing Trust and recognizes the importance of providing affordable housing. He reported that Solectron has contributed \$100,000 to Phase III and encouraged donations from the public and private sector.

MOTION to approve budget appropriate of \$150,000 of Housing Reserve Funds for payment to the housing Trust Fund of Santa Clara County. Adopt a resolution demonstrating a compelling need to prefer Milpitas residents and workers for housing units using Housing Reserve Funds contributed to the Housing Trust Fund of Santa Clara County.

M/S Livengood/Giordano

Ayes: 5

**RA6.
LIBRARY DESIGN**

Mark Rogge, Principal Engineer, presented the staff report. He reported the design was approved by the Library Subcommittee. He stated the plans have been reviewed for code compliance and have been reviewed with the County. He stated Group 4 was tasked with making sure the plans were of architectural excellence, way finding, energy efficiency and operational efficiency. He stated they will stay within the cost plan and the next steps will be to complete the schematic design report and begin the design development. Mr. Rogge introduced Dawn Merkes and David Schnee of Group 4 who presented a Power Point presentation that reviewed the details of the proposed library schematic design of the floor plan and the exterior design.

Councilmember Polanski inquired about the air flow and expressed concern that the air flow not be placed directly over where people sit.

MOTION to note receipt and file progress report on library design. Approve the Library schematic design as shown in the presentation and recommended by the Library subcommittee.

M/S Polanski/Livengood

Ayes: 5

**RA.7
CONSULTING SERVICES
AGREEMENT**

Mark Rogge, Principal Engineer, presented the staff report. He stated two new parking garages are proposed to serve the development of North Main Street in the Midtown area. He presented a Power Point presentation giving a brief overview of the east and west parking garages agenda, garage design, contract with Chong Partners, cost control program, scope of work, schedule (going out to bid on March 6), and design fee. Mr. Rogge stated they would be returning to the Council once they finalize their cost plan to fund the rest of the project. He introduced Gordon Chong and Geoff Adams of Chong Partners, who gave a presentation about their company. Mr. Chong stated that all their clients are public agencies and they have had a lot of experience in design and revenue control. He displayed photos of other parking garages they have designed.

Mayor Esteves requested that if the Council agrees, that the west garage be designed so that it could sustain a banquet facility later on.

Councilmember Livengood inquired how the Campbell garage compares to the proposed Milpitas garages in size and budget.

Councilmember Giordano noted the departure of four partners and inquired about the stability of the company and how many partners they currently have.

City Manager Lawson asked what the average size is of an architectural firm and noted that Chong Partners was a large firm.

Mayor Esteves inquired if Chong Partners had a set team for the project and what expertise they lost with the departure of the four partners.

MOTION Authorize the City Manager to execute the agreement with Chong Partners Architecture for the Midtown East & West Parking Garages subject to approval as to form by the City Attorney. Approve a new CIP for the Midtown West Parking Garage and an initial budget appropriation for the project in the amount of \$1.3 million from RDA tax increment, to be reimbursed by the County, as well as insure the design includes the capability to add on in the future.

M/S Polanski/Livengood

Ayes: 5

ADJOURNMENT

There being no further Redevelopment Agency Business, Mayor Esteves adjourned the Redevelopment Agency meeting at 10:20 p.m.

Respectfully submitted,

Donna Biles, Secretary/ Deputy City Clerk

The foregoing minutes were approved by the City Council as submitted on April 19, 2005.

Donna Biles

Date